Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

81-24 - Floor Area, Lot Coverage and Building Spacing Regulations for Residential Uses

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81-24 - Floor Area, Lot Coverage and Building Spacing Regulations for Residential Uses

LAST AMENDED
7/26/2001

81-241 - Maximum floor area ratios for a residential building or the residential portion of a mixed building

LAST AMENDED
12/5/2024

For #residential buildings# or #residential# portions of #mixed buildings# in the #Special Midtown District#, the underlying #floor area# regulations shall apply except that in the C5-P District, the maximum #residential# #floor area ratio# shall be 8.0 for #zoning lots# containing standard #residences#, and 9.6 for #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing#.

81-242 - Regulations on minimum spacing between buildings

LAST AMENDED
12/5/2024

When a #building# containing #residential# #uses# is located on the same #zoning lot# as another #building#, the provisions of Section 23-371 (Distance between buildings) shall not apply.